

1 June 2004

Mr. Wayne Davies, Chairman  
Zoning Board of Appeals  
Hopkinton, MA 01748

RE: Proposed Senior Center relative to lot coverage

Dear Wayne,

During the hearing on 26 May 2004 one of the ZBA members raised the issue of lot coverage and whether a variance would be required.

As you know the Senior Center is proposed to be in the RA zoning district. The maximum lot coverage allowed in this zone is 25%. In our definitions section, 210-4, lot coverage is defined as "That percent or portion of the total area occupied by all buildings and structures thereon, including accessory buildings and structures".

It appears the definition is to buildings only and does not extend to parking lots or other non-structural improvements to the property. Therefore the application for a variance in this case would, in my opinion, be inappropriate.

Respectfully,

Michael Shepard,  
Director of Municipal Inspections